



2/241 Kelly Road, Modbury Heights

Perfect If you're Starting Out, Ideal If you're Slowing Down!

Originally constructed in 1975 and having had tasteful updates completed, this is the perfect home for those looking to enter the market and secure their first home. Its flat location and proximity to all amenities make it ideal for those looking to retain independence and downsize into a low-maintenance and manageable property. For savvy investors looking to bolster their investment portfolio, this one is sure to tick all the right boxes!

Features to Love:

- Two generous sized bedrooms both with built-in robes
- Wall mounted air conditioner in main living area
- Ceiling fans in both bedrooms
- European laundry
- Updated kitchen with gas-cooktop and sufficient bench space/storage including pantry
- Under cover verandah area the ideal spot to enjoy the afternoon sun
- Easy-care, floating floor boards throughout
- Ample off-street parking with single carport and large driveway
- Low cost self-managed strata one of two properties
- Public transport within walking distance

2 1 1

FOR SALE
\$580,000 - \$620,000

VIEW
Sat 13th Jun @ 1:30PM - 2:00PM

AGENTS
Ryan Graham
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ryang@ljhsales.com.au

Robert Bonelli
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AGENCY
LJ Hooker Property Specialists
(08) 8289 6660

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

- Zoned to the popular Heights School

Set in a location where a car may seem superfluous, you'll find yourself within walking distance of major retailers and popular cafés and restaurants at Westfield Tea Tree Plaza, Modbury Hospital, Civic Park and the O-Bahn, which allows for an easy commute into the Adelaide CBD.

Add to the mix local sporting clubs and several schools, including being zoned to the Popular Heights School and East Para Primary School and this is a location you will cherish as your own and love calling home.

A home with this much to offer simply won't last long, register your interest with Ryan Graham today!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516

MORE DETAILS

Property ID	2DG3GJU
Property Type	House
House Size	68 m2
Including	Built-in-Robes Fully Fenced

Ryan Graham 0400 912 287

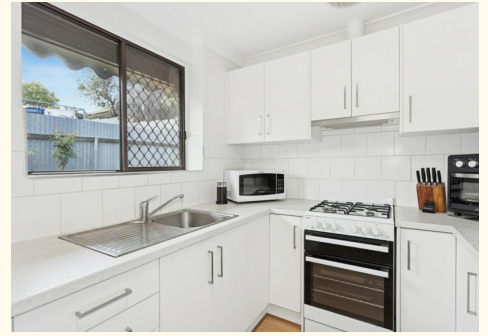
Sales Specialist | ryang@ljhsales.com.au

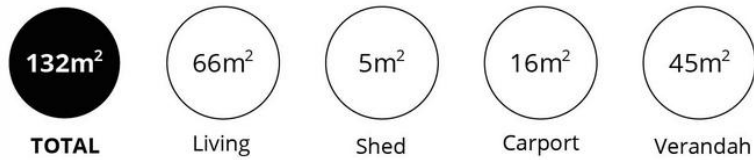
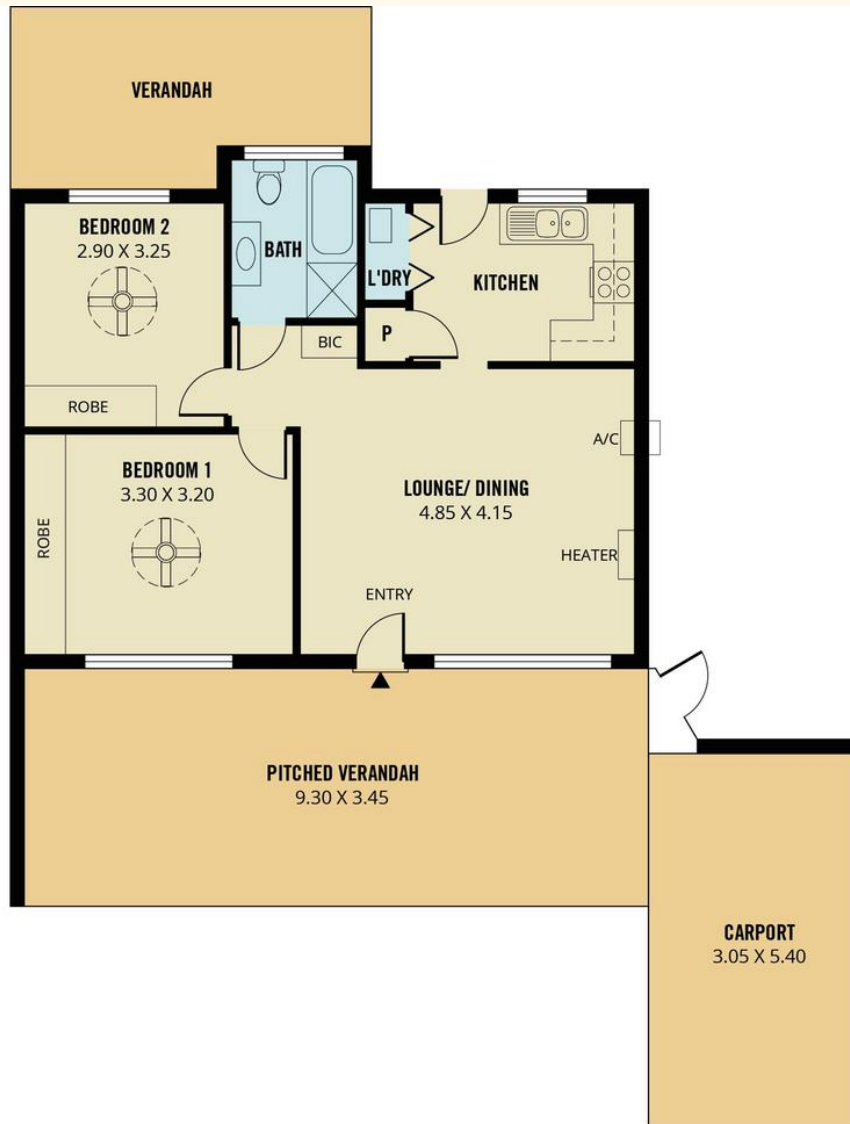
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**